

BUILDING SUSTAINABLE VIBRANT COMMUNITIES



Ryan J. Waller
City Manager
City of Indianola

THE GOAL!!!



definition of build



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build

[bild] 🔊

VERB

1. construct (something, typically something large) by putting parts or material together over a period of time.
"the factory was built in 1936"
synonyms: [construct](#) · [erect](#) · [put up](#) · [assemble](#) · [set up](#) · [raise](#) · [make](#) · [construct](#) · [\[more\]](#)



definition of sustainable



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sus·tain·a·ble

[səˈstānəb(ə)] 🔊

ADJECTIVE

1. able to be maintained at a certain rate or level.
"sustainable fusion reactions"
synonyms: [acceptable](#) · [trustworthy](#) · [reliable](#) · [dependable](#) · [sure](#) · [good](#) · [valid](#) · [\[more\]](#)
- conserving an ecological balance by avoiding depletion of natural resources.
"our fundamental commitment to sustainable development"



definition of vibrant



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vi·brant

['vɪbrənt] 🔊

ADJECTIVE

- full of energy and enthusiasm.
"a vibrant cosmopolitan city"
synonyms: [spirited](#) · [lively](#) · full of life · full of spirit · [high-spirited](#) · [energetic](#) · [sprightly](#) · [vigorous](#) · [vital](#) · full of vim and vigor · [animated](#) · [sparkling](#) · [coruscating](#) · [effervescent](#) · [\[more\]](#)



definition of community



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com·mu·ni·ty

[kəˈmyoʊnədē] 🔊

NOUN

1. a group of people living in the same place or having a particular characteristic in common.
"the scientific community" · [\[more\]](#)
synonyms: [group](#) · [section](#) · [body](#) · [company](#) · [set](#) · [circle](#) · [clique](#) · [coterie](#) · [ring](#) · [\[more\]](#)

Main responsibility is to put into action the community's vision (GOAL)



*“A goal without a plan is just
a wish.”*

- ANTOINE DE SAINT-EXUPERY

*“If you fail to plan, you are
planning to fail!”*

- BENJAMIN FRANKLIN



Progress
(The goal)

Spending Plan
(Budget)

Work Plans
(The work)

Guiding Plan Documents
(The tools)

Strategic Plan
(The Vision)



SOME OF OUR PLANNING...

- ◉ Establishment of Financial Plans
 - Capital Improvement Plan (completed - 2016)
 - Vehicle & Equipment Replacement Plan (completed - 2016)
 - Financial Policy (completed - 2017)
- ◉ Five year street condition indexing (entering 3rd year)
- ◉ Three year stormwater master planning (entering final year)
- ◉ Updating of City's Trail Plan (FY20)
- ◉ Updating of City's Comprehensive Master Plan (underway)
- ◉ Comprehensive study of public safety staffing (completed)
- ◉ Evaluation of current municipal building (1st phase completed)
- ◉ Square Assessment (completed)



A LITTLE
PROGRESS
EACH DAY
ADDS UP
TO BIG RESULTS

SQUARE ASSESSMENT

- ◉ The Square - commercial/pedestrian district - is the heart of the community
- ◉ Wanted to develop a plan to protect, preserve and enhance the heart of the community
- ◉ Conducted in September 2018
- ◉ Partnership with:
 - City
 - Chamber
 - Warren County Economic Development Corporation
 - IEDA
- ◉ County Courthouse/Jail was a big motivator



RESULTS

- Great community engagement
- Great input
- Great data

INDIANOLA | survey says

Downtown's Greatest Challenge or Weakness

- Attracting/keeping a variety of retailers/Businesses/Empty buildings 59
- Some storefronts/buildings not well kept/Run down buildings and businesses/Aging/Tired 26
- Shopping hours limited/Poor evening and weekend hours 22
- Too many offices/Non-retail 17
- Customers/Visitors/Foot traffic to support businesses/People shop in Des Moines 15
- Parking is tough 13
- Limited dining options/No fine dining/Not enough unique food items 13
- Lack of business variety and sophistication compared to Des Moines 12
- Courthouse condition and appearance/Ugly 9
- Removing courthouse and building square box/Jail in the middle/Need greenspace 9

INDIANOLA | survey says

Downtown's Greatest Strength

- Stores/Boutiques/Locally owned/Variety/Shop owners/Unique 75
- Central location/Convenience/Accessible/Proximity to highways 29
- Gathering place for events/Community center/Event friendly 23
- Restaurants 21
- The Square/People care about square /One block each direction 18
- Charming, Historic downtown/Beauty/Curb appeal/Setting 13
- Architecture/Historic Buildings 10

RECOMMENDATIONS

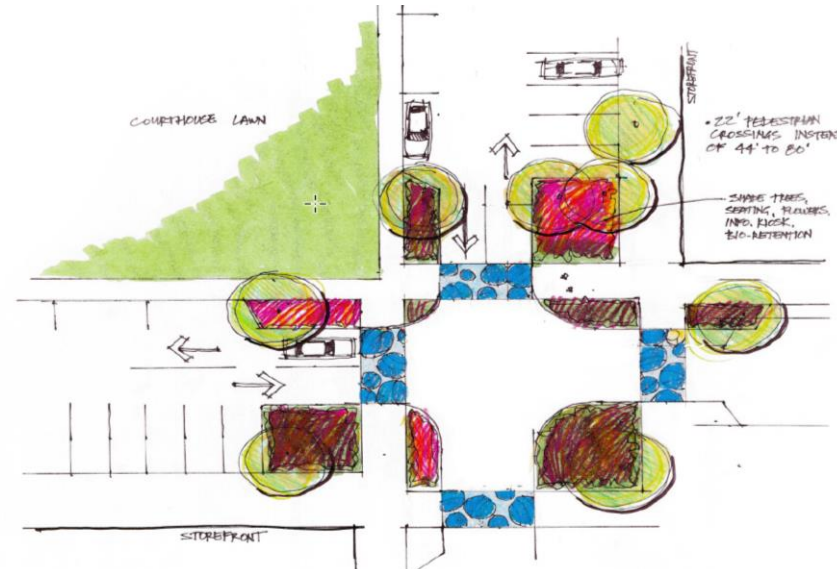
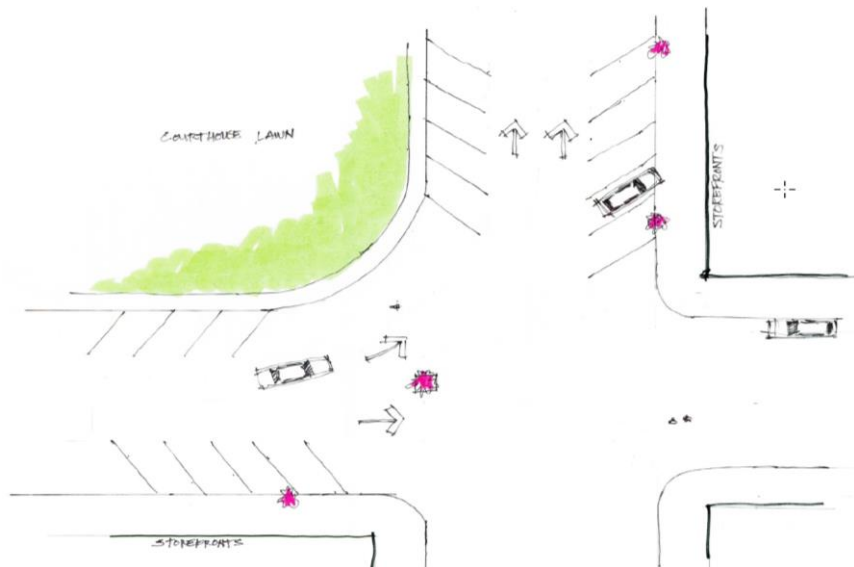
INDIANOLA | Streetscape

- Build on what has already been done
- Find ways to add green space
- Walkability
- Gateway entrance from Hwy 65/69
- Tie in brand identity
- Amenities for events



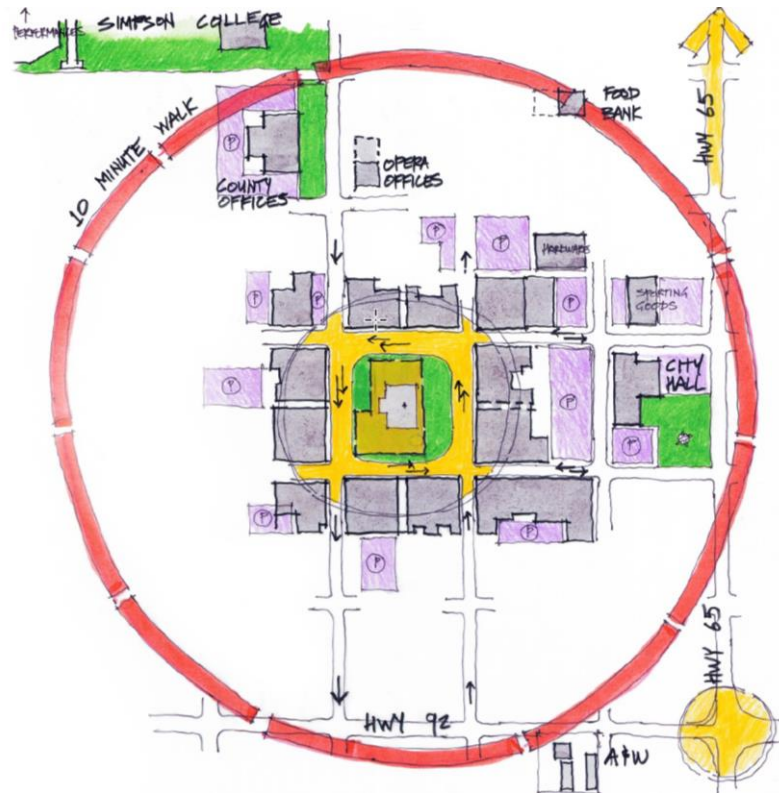
IOWA
ECONOMIC DEVELOPMENT

- ◉ Zoning (more retail, less services)
- ◉ Programs (parades & community events)
- ◉ Direction & gateway signage
- ◉ Connect Simpson College to Square
- ◉ Streetscape



IMPLEMENTATION

- ◉ Streetscape Concept
- ◉ Comprehensive Master Plan
- ◉ Programs (RAGBRAI)
- ◉ Connect Simpson College to Square



- DOWNTOWN DEFINED BY 10 MINUTE WALK
- LINK MAJOR DESTINATIONS WITH THE SQUARE
- THE SQUARE SHOULD BELONG FIRST TO PEOPLE/PEDESTRIANS, SECOND TO SLOW MOVING CARS
- PROVIDE FLEXIBLE VEHICULAR CIRCULATION WITH ALL ROADS BRINGING YOU TO THE SQUARE
- HOW TO PROVIDE TWO WAY STREETS & 11' LANES AND BUMP CUTS AT INTERSECTIONS
- 2. PROVIDE GENERAL "GREEN" STREETS ALONG SELECT CORRIDORS & IDENTIFY PARKING AND GET PEOPLE OUT OF THEIR CARS.



STAFFING & BUILDING

- ◉ Understand current/future needs
 - Staffing
 - Space
- ◉ Staffing completed first
 - Police
 - Fire
- ◉ Building assessment followed



FINDINGS

Understaffed

- Police - 4 officers; 1 clerical
- Fire - 6 FF/EMT

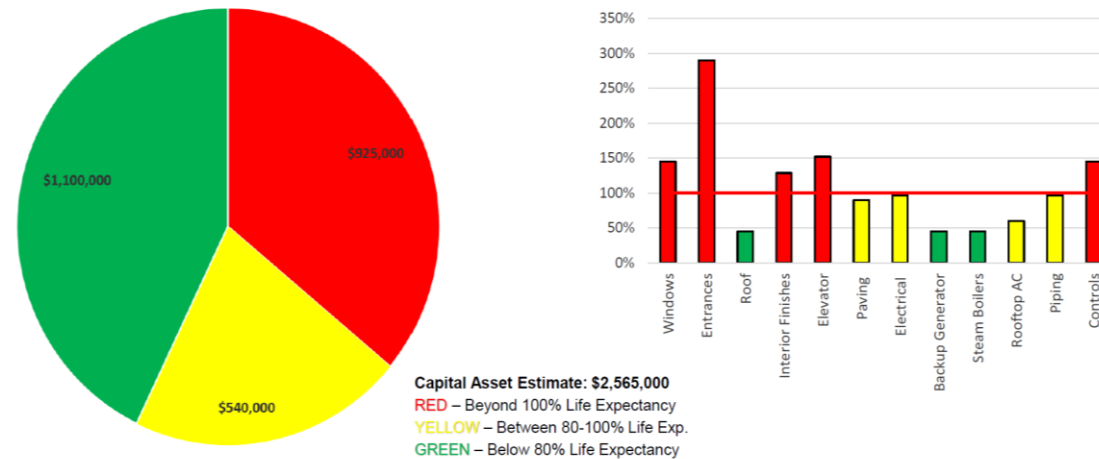
Undersized

- Current & future staffing

Inefficient

- Multiple locations
- Energy Consumption

Building Systems Life Assessment




GREEN + GREEN

Energy Performance and Cost

Utility consumption and the overall building energy use performance should be analyzed and compared to facilities of similar type and scale to confirm potential annual savings that would be generated by system upgrades. Summary of utility expense for the existing facility:

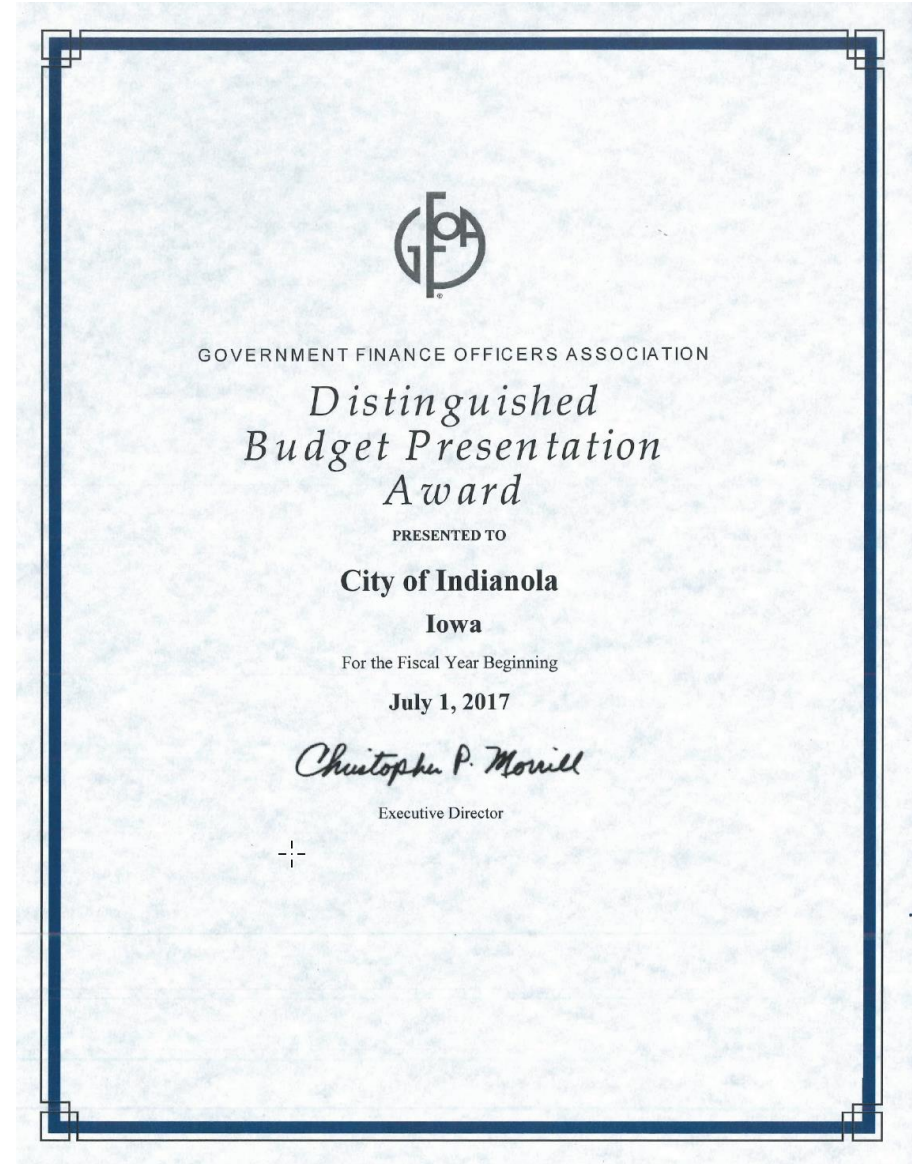
	Electric	Natural Gas
FY2013	\$34,488.68	\$10,192.40
FY2014	\$36,937.40	\$12,495.50
FY2015	\$30,982.27	\$8,315.29
FY2016	\$30,692.51	\$6,201.44
FY2017	\$46,029.42	\$7,076.09
FY2018	\$49,116.23	\$9,320.31



Replacing mechanical equipment and upgrading to digital controls could save as much as 20-25% per year in utility expense which could equate to \$14,609 yearly energy savings and will significantly enhance staff comfort.

IMPLEMENTATION

- FY 20 Budget includes:
 - Additional Police and Fire Staff to meet the emergency needs of a growing community
 - City Hall Assessment Follow-up to work on space needs for Police, Fire, Admin and Community Development



“...We will transmit this place not only, not less, but greater and more beautiful than it was transmitted to us.”

- ATHENIAN OATH